

ANGLIA SQUARE

PHASING STRATEGY

JULY 2022

Weston
Homes

A decorative graphic in the bottom right corner consisting of four overlapping rounded shapes, resembling stylized petals or leaves, arranged in a cross-like pattern. The shapes are a vibrant cyan color and overlap each other at their corners, creating a central diamond-like void.

INTRODUCTION

OVERVIEW

This Phasing Strategy Document is prepared in support of the hybrid planning application for Anglia Square, submitted in March 2022.

Whilst not a validation requirement, officers have identified the need to fully understand how the project would be delivered and as such have requested that a document is submitted to provide an overview to how, when and in what order the component parts of the scheme would be delivered.

At this stage of a project and particularly one of such scale and complexity, it is appropriate that the phasing is considered at a strategic level, where target and approximate dates will be given. Input from a team of professionals, including those with demolition, construction and project management expertise has been sought but this report should be read and understood in the context of a high level, strategy, rather than definitive commitment to specific dates which are subject to review as the project progresses.

This Phasing Document should be read in conjunction with the following documents:

- Construction Environment Management Plan
- Demolition Management Plan

APPLICATION DESCRIPTION

Hybrid (part full/part outline) application on site of 4.65ha for demolition and clearance of all buildings and structures and the phased, comprehensive redevelopment of the site with 14 buildings ranging in height from 1 to 8 storeys, for a maximum of 1,100 residential dwellings, (houses, duplexes and flats) (Use Class C3); a maximum of 8,000 sqm flexible retail, commercial and other non-residential floorspace (retail, business, services, food and drink premises, offices, workshops, non-residential institutions, community hub, local community uses, and other floorspace (Use Classes E/F1/F2/Sui Generis (public conveniences, drinking establishments with expanded food provision, bookmakers and/or nail bars (up to 550sqm), and dry cleaner (up to 150sqm))); service yard, cycle and refuse stores, plant rooms, car parking and other ancillary space; with associated new and amended means of access on Edward Street and Pitt Street, closure of existing means of access on Edward Street, New Botolph Street, Pitt Street and St Crispins Road flyover, formation of cycle path between Edward Street and St Crispins Road, formation of wider footways, laybys and other associated highway works on all boundaries, formation of car club parking area off New Botolph Street, up to 450 car parking spaces (at least 95% spaces for class C3 use, and up to 5% for class E/F1/F2/Sui Generis uses), hard and soft landscaping of public open spaces comprising streets and squares/courtyards for pedestrians and cyclists, other landscape works within existing streets surrounding the site, service infrastructure and other associated work; (All floor areas given as maximum Net Internal Area);

Comprising;

Full planning permission on 2.25ha of the site for demolition and clearance of all buildings and structures, erection of 8 buildings ranging in height from 1 to 7 storeys for 353 residential dwellings (Use Class C3) (142 dwellings in Block A, 25 dwellings in Block B, 21 dwellings in Block C, 28 dwellings in Block D, 8 dwellings in Block J3, 81 dwellings in Block K/L, and 48 dwellings in Block M) with associated cycle and refuse stores), and, for 5,434sqm flexible retail, commercial and other non-residential floorspace (retail, business, services, food and drink premises, offices, workshops, non-residential institutions, community hub, local community uses, and other floorspace (Use Classes E/F1/F2/Sui Generis (public conveniences, drinking establishments with expanded food provision, bookmakers and/or nail bars (up to 550sqm), and dry cleaner (up to 150sqm))); service yard, cycle and refuse stores, plant rooms, car parking and other ancillary space, with associated new and amended means of access on Edward Street, closure of existing means of access on Edward Street and New Botolph Street, formation of cycle path from Edward Street to St Crispins Road, formation of wider footways, laybys and other associated highway works on Edward Street, New Botolph Street, and Magdalen Street, formation of car club parking area off New Botolph Street, 137 car parking spaces (at least 95% spaces for class C3 use, and up to 5% for class E/F1/F2/Sui Generis uses) within Blocks A and B, hard and soft landscape works to public open spaces comprising streets and squares for pedestrians and cyclists, other landscape works, service infrastructure and other associated works; (All floor areas given as maximum Net Internal Areas);

and

Outline planning permission on 2.4ha of the site, with landscaping and appearance as reserved matters, for demolition and clearance of all buildings and structures, erection of 6 buildings (Blocks E H and J) ranging in height from 2 to 8 stories for up to 747 residential dwellings, (houses, duplexes, and flats) (Use Class C3), a maximum of 2,566 sqm flexible retail, commercial and other non-residential floorspace (retail, business, services, food and drink premises, offices, non-residential institutions, local community uses and other floorspace (Use Classes E/F1/F2/Sui Generis (drinking establishments with expanded food provision, bookmakers and/or nail bars (up to 550sqm), and dry cleaner (up to 150sqm))); cycle and refuse stores, plant rooms, car parking and other ancillary space; with associated new and altered means of access on Pitt Street and St Crispins Road, closure of means of access on Pitt Street and St Crispins Road flyover, formation of wider footways, laybys and other associated highway works on Pitt Street and St Crispins Road, a maximum of 313 car parking spaces (at least 95% spaces for class C3 use, and up to 5% for class E/F1/F2/Sui Generis uses), service infrastructure and other associated works (landscaping and appearance are reserved matters); (All floor areas given as maximum Net Internal Areas).

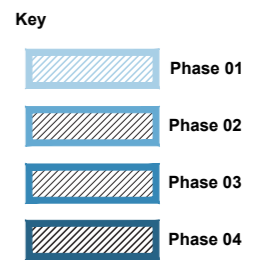
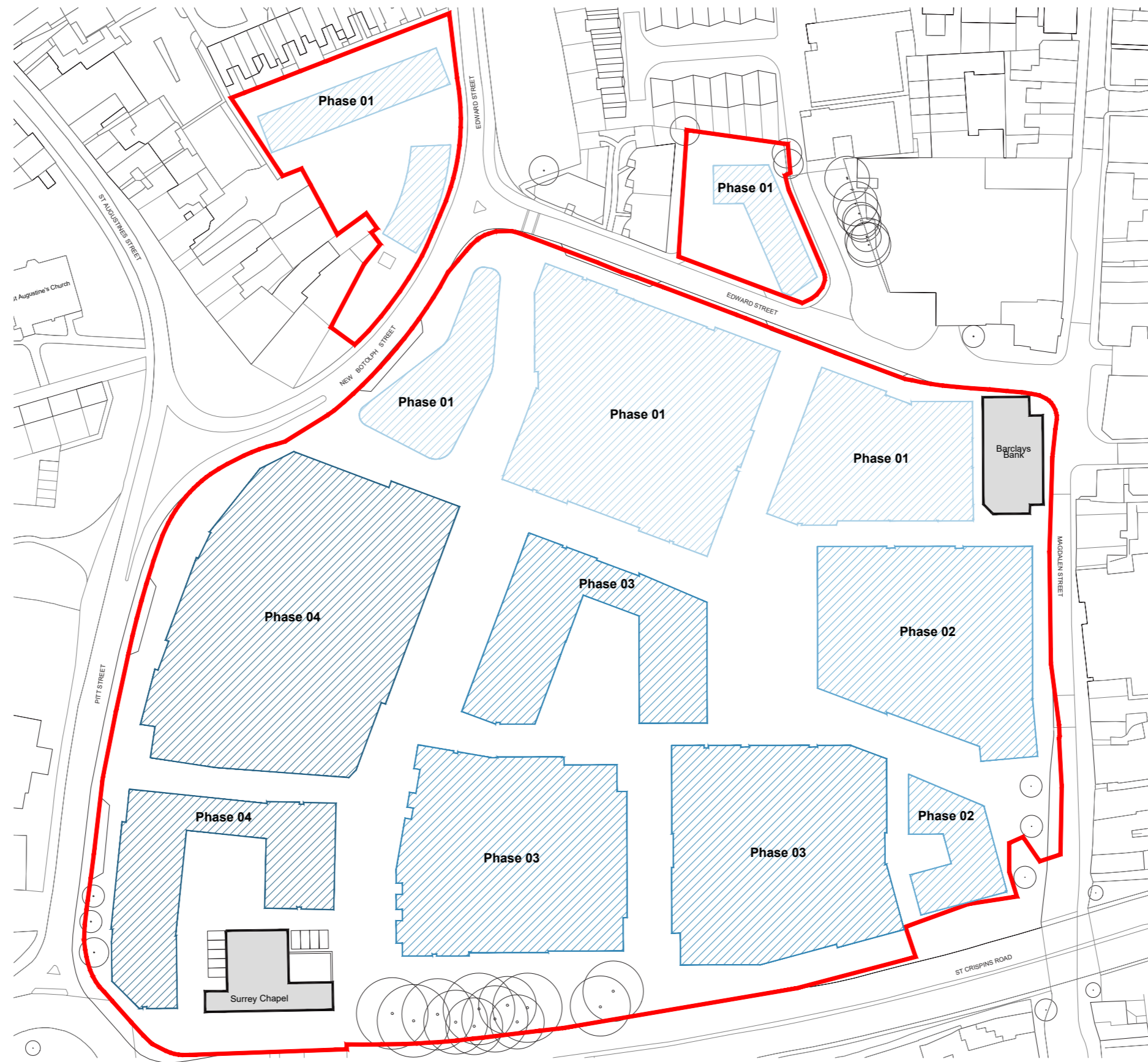
SUBMISSION HISTORY AND REVISION A

A hybrid planning application (Ref. 22/00434/F) (the Application) was submitted by Weston Homes (the Applicant) to Norwich City Council (NCC) on 1st April 2022 for the comprehensive redevelopment of Anglia Square and various parcels of mostly open surrounding land, (the Site), as shown within a red line on drawing: ZZ-00-DR-A-01-0200. The Application, which is still to be determined, comprises a full set of technical documents to assess the potential impacts of the proposals, including an Environmental Statement which covers a number of topics. In respect of the [Insert topic / design work], this is described and explained in the [Insert report and/or ES Chapter name], and other associated drawings. Please refer to the original documents for further details.

Following submission of the Application, and completion of the statutory consultation exercise, the Applicant has worked with NCC to review the consultation responses received from the local community, statutory consultees and other key stakeholders, so as to identify an appropriate response where considered relevant. As a result of consideration of these comments, as well as ongoing discussions with NCC, a number of changes to the Application as originally submitted are now proposed, including the reduction in height by 1 storey of Blocks A and D; realignment of basement and ground level car park accesses to Block A; repositioning of houses and apartments forming Block B; amendments to the housing mix; raising of Block C ground level to above 100year (+climate change) flood levels; distance between Block C and 4-10 Beckham place increased; elevational changes and repositioning of Block L (Stump Cross building); roof ridge and eaves on east side of Block M reduced in height; introduction of 2 storey podium between Blocks E and EF to provide larger car park; proposed crossings on Edward Street (opposite Beckham Place) and Pitt Street (by Tooley Lane removed); and landscape amendments. These changes comprise the Amended Application submitted in July 2022. Overall, the Amended Application continues to seek consent for up to 1,100 dwellings and up to 8,000 Sqm (NIA) non-residential floorspace and associated development.

PHASING OVERVIEW

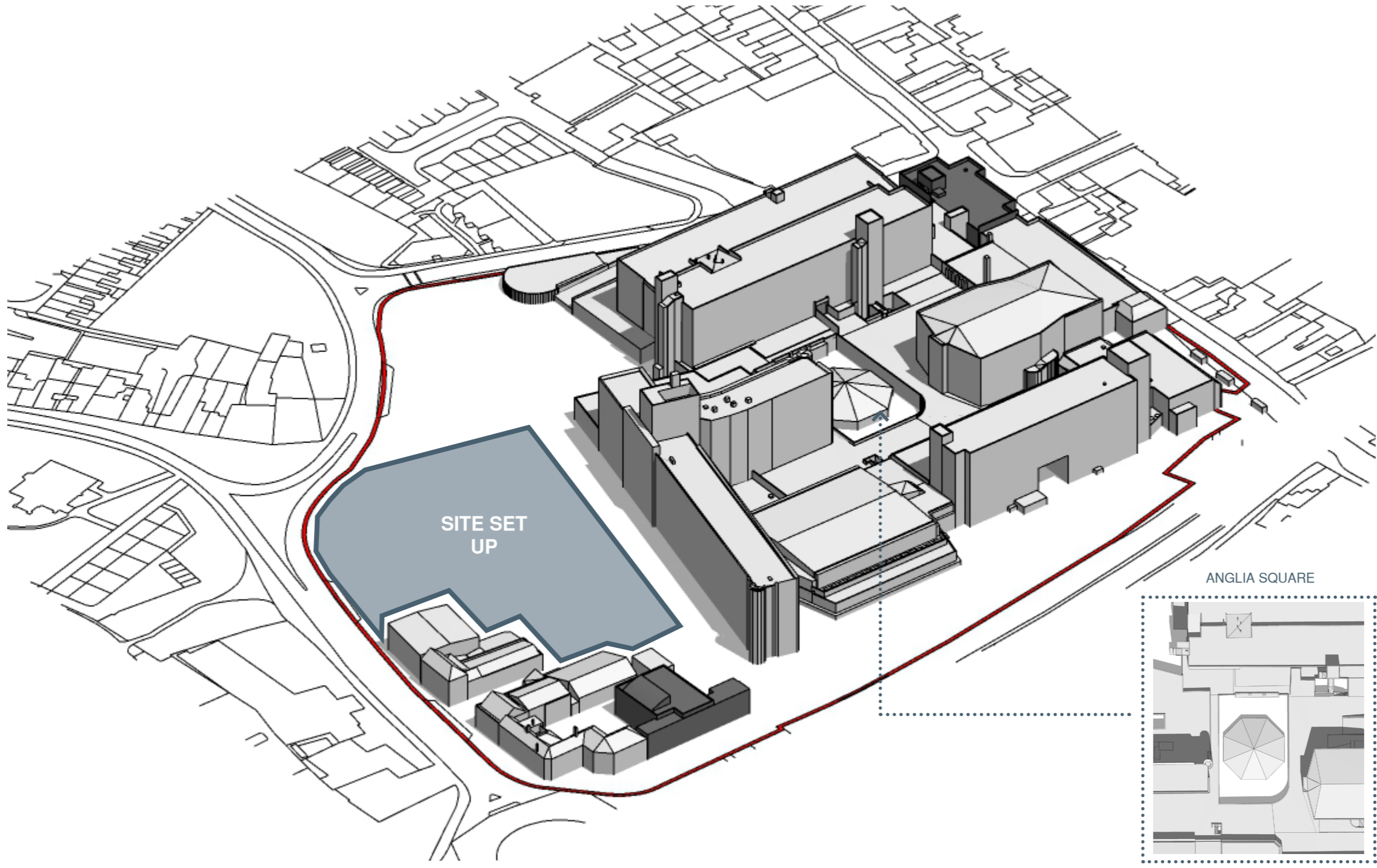
PHASING OVERVIEW



PHASE 01

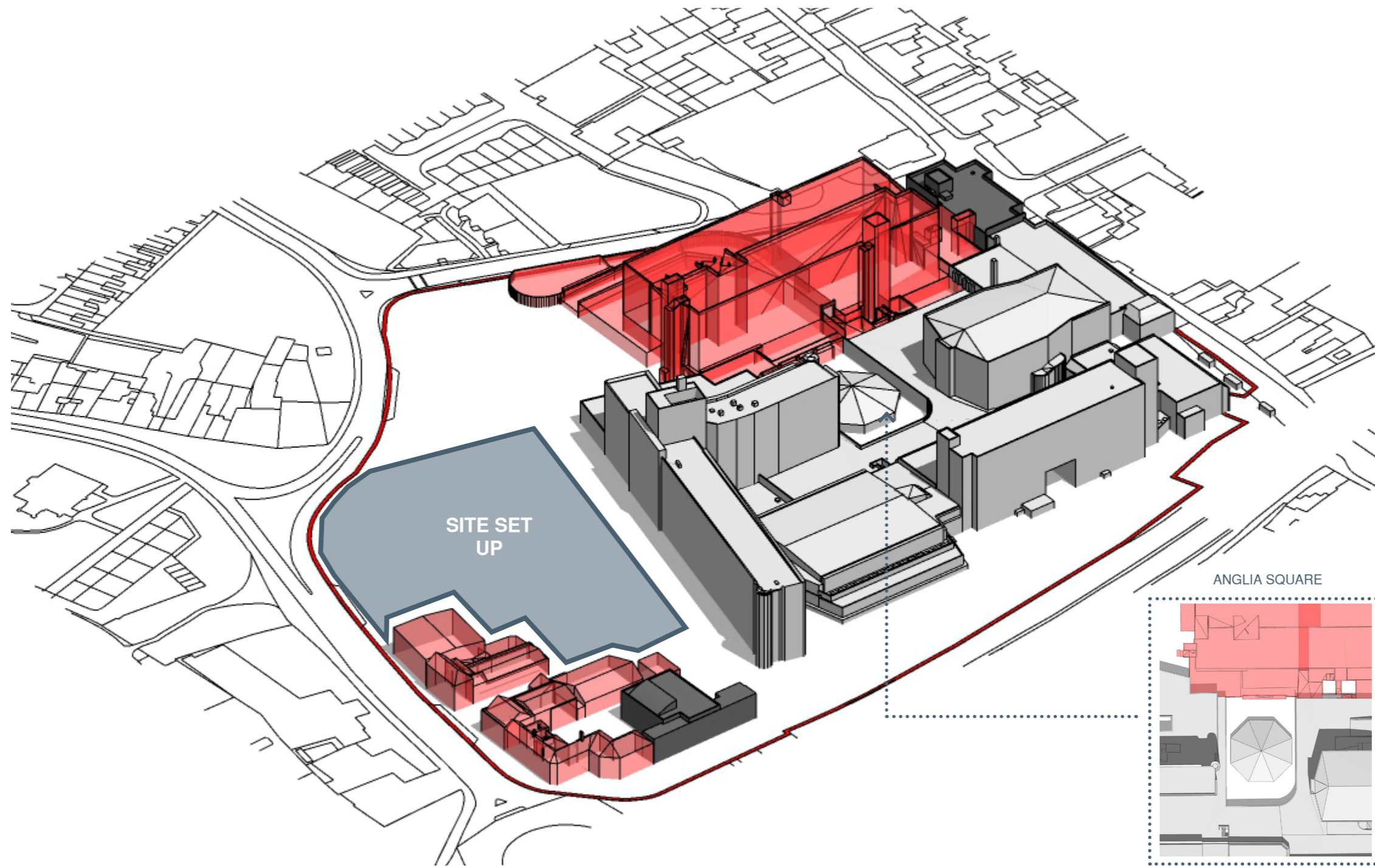


THE EXISTING SITE



PHASE 01_DEMOLISH

01a
 DEMOLISH_CAR PARK /
 A1 / A2 / B1 UNITS

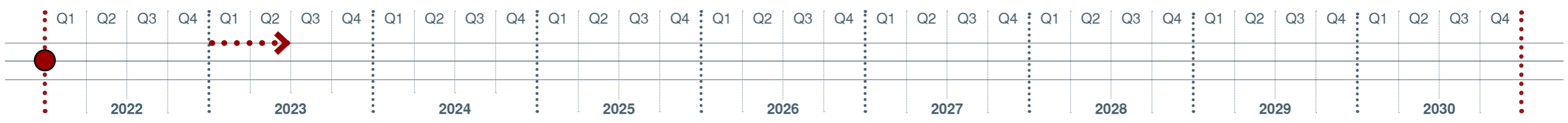
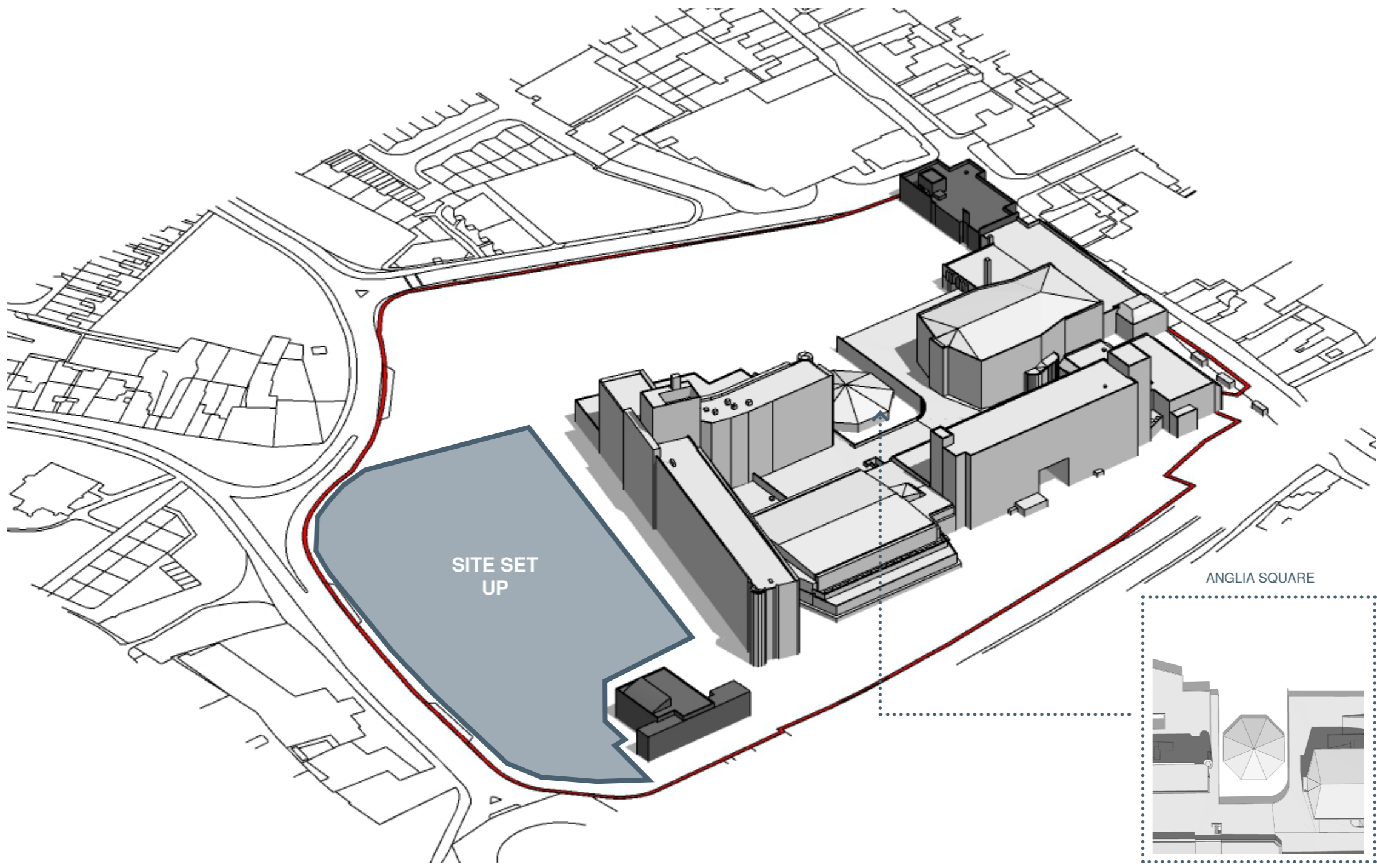


NOTE:
 Utility infrastructure installation and diversions may require temporary closure of parts of the square to enable works to be carried out safely, such closures will only be made when absolutely necessary and kept to a minimum timeframe.

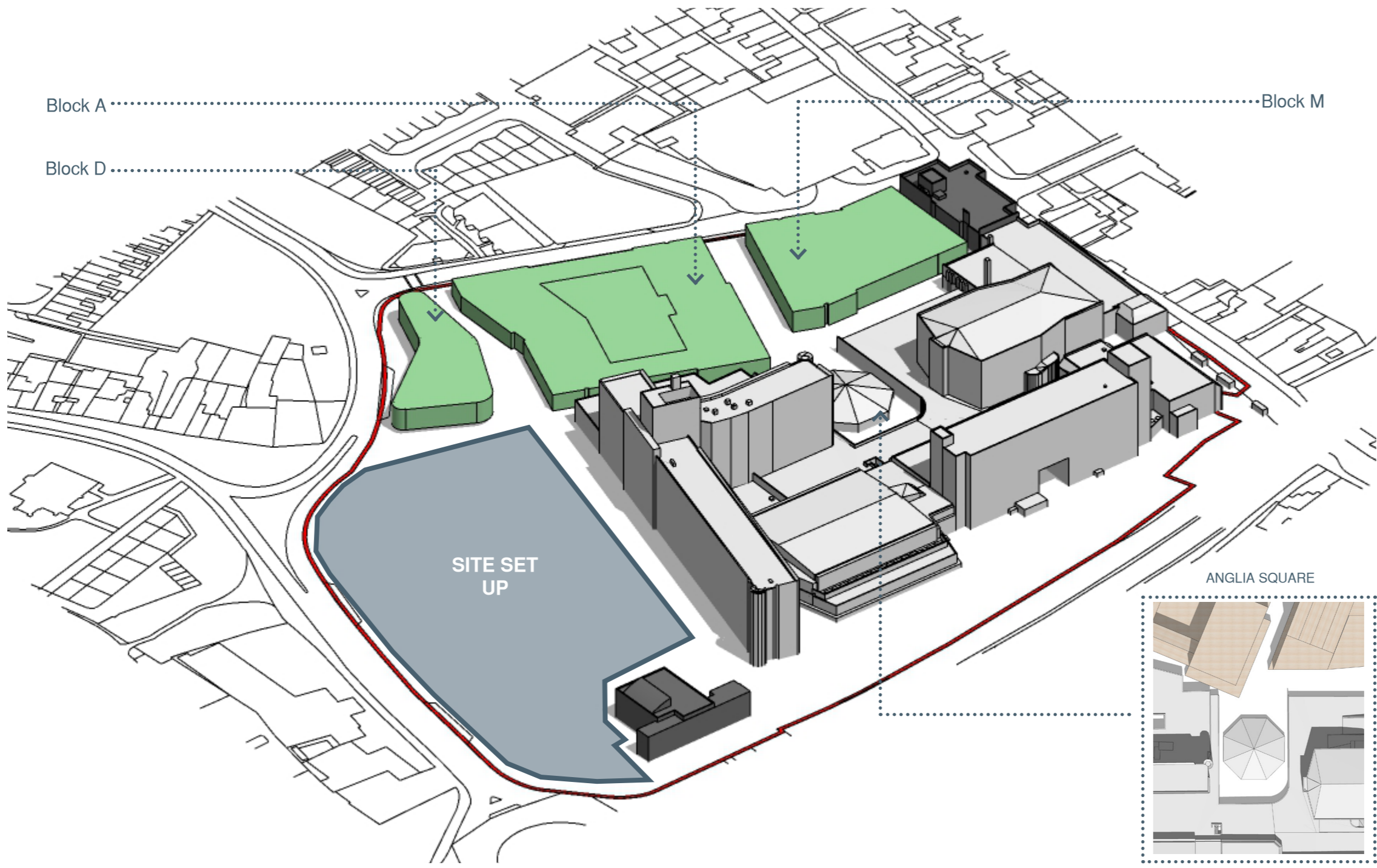


PHASE 01_CLEAR

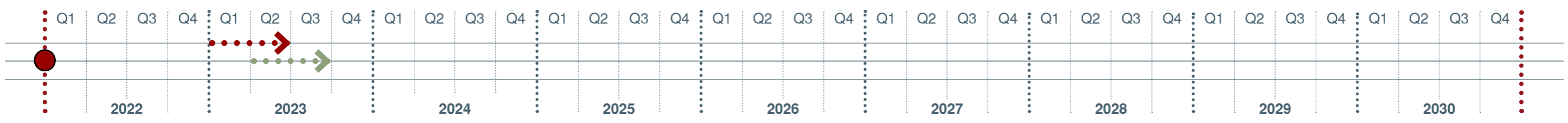
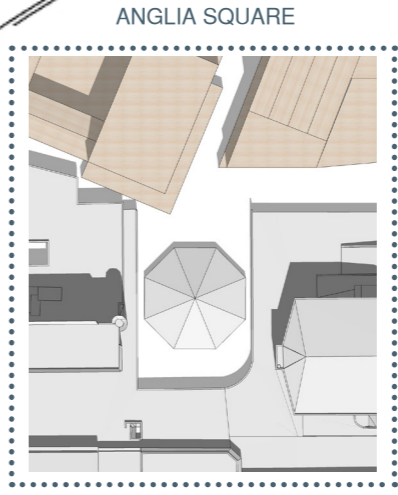
01a
DEMOLISH_CAR PARK /
A1 / A2 / B1 UNITS



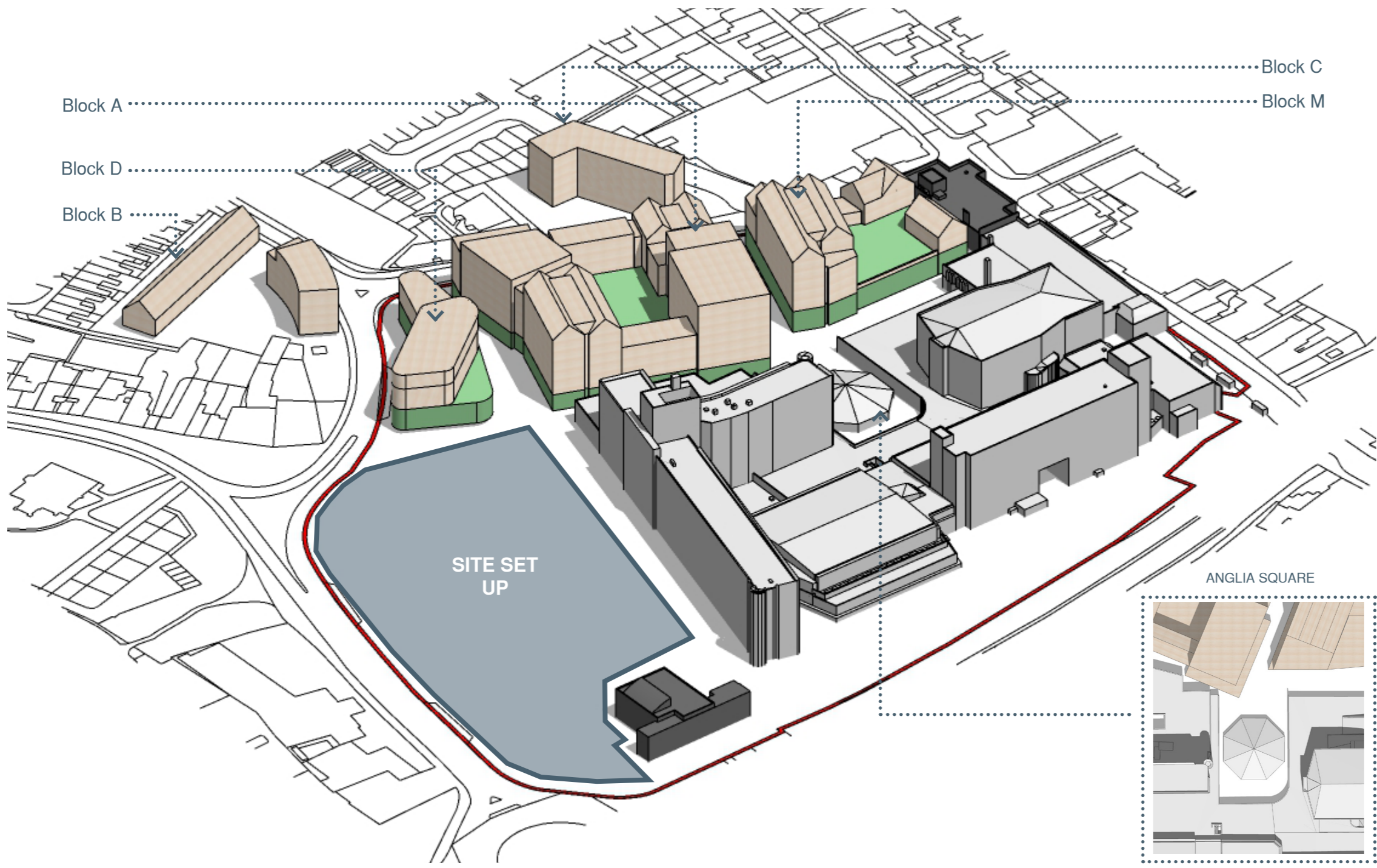
PHASE 01_BUILD GROUND



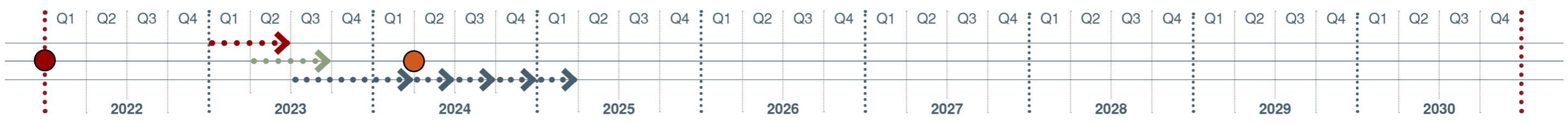
- **01a**
DEMOLISH_CAR PARK /
A1 / A2 / B1 UNITS
- **01b**
BUILD_GROUND FLOOR
BLOCKS A / B / C / D / M



PHASE 01_BUILD RESI



- **01a**
 DEMOLISH_CAR PARK /
 A1 / A2 / B1 UNITS
- **01b**
 BUILD_GROUND FLOOR
 BLOCKS A / B / C / D / M
- HOUSING INFRASTRUCTURE
 FUNDING DEADLINE 01
- **01c**
 BUILD_RESI
 BLOCKS A / B / C / D / M



DELIVERY AT GROUND

* DELIVER THE
COMMUNITY HUB



DELIVERY AT GROUND



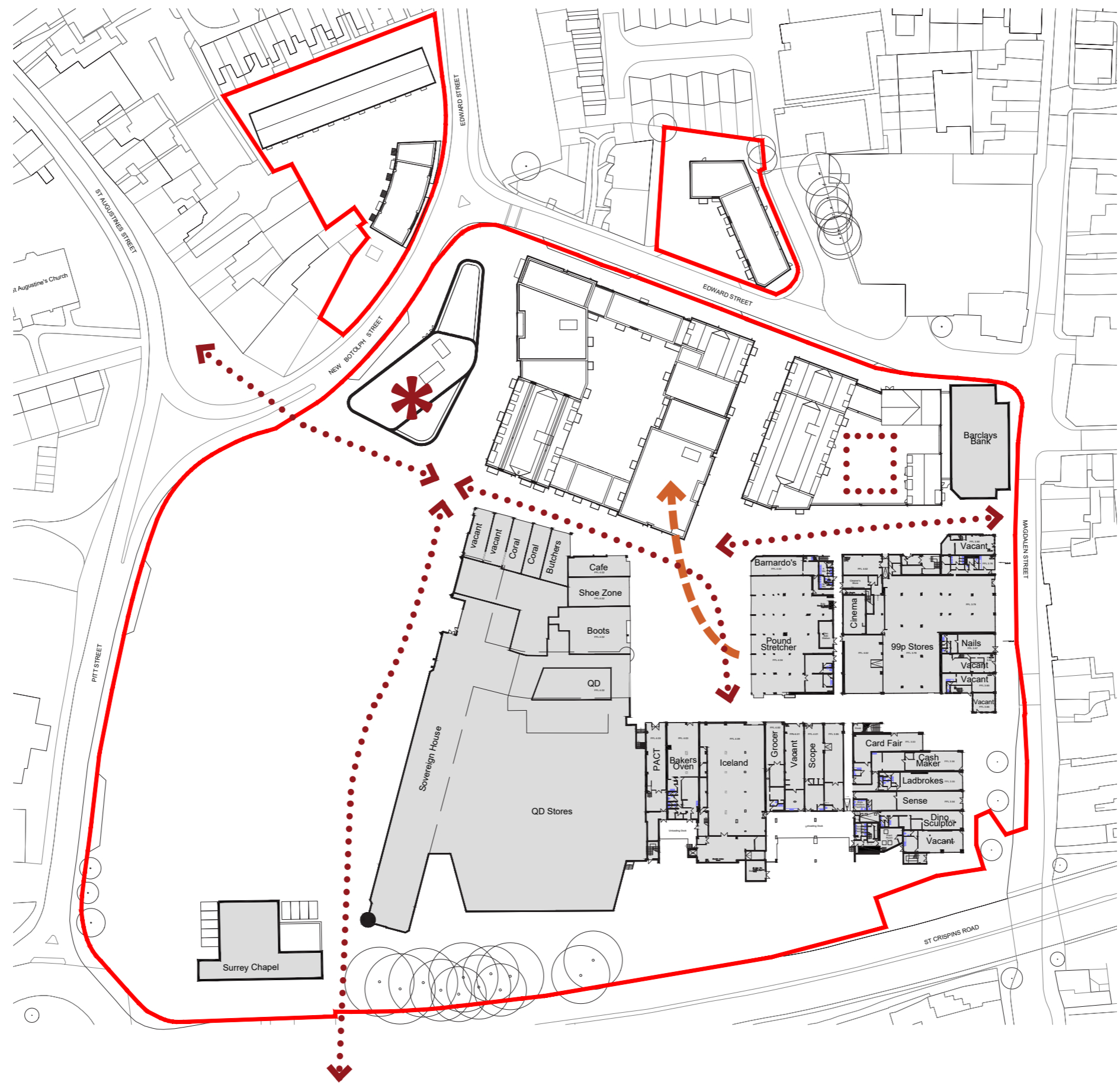
- * DELIVER THE COMMUNITY HUB
- ➔ RELOCATE TENANTS

DELIVERY AT GROUND



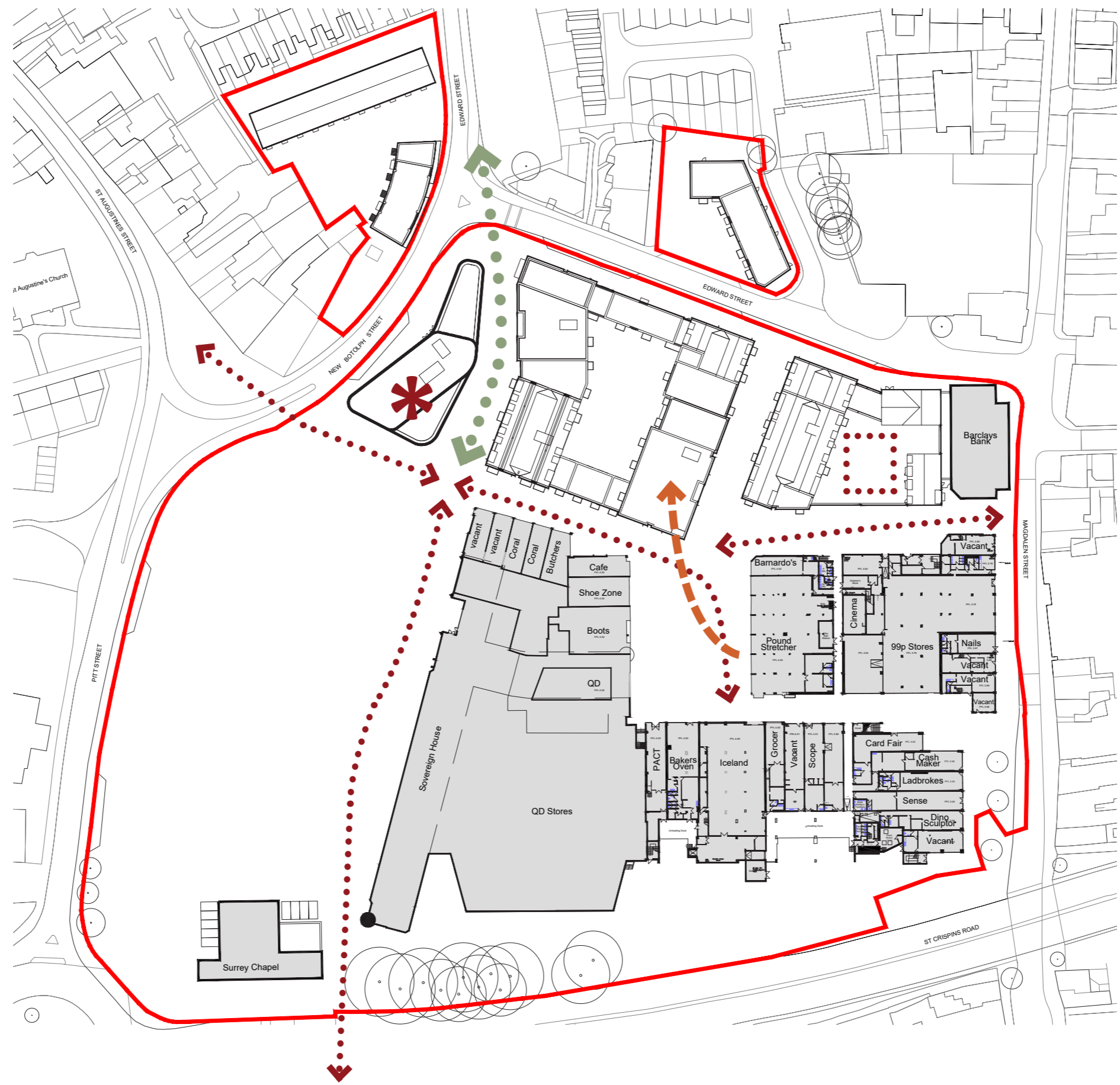
-  DELIVER THE COMMUNITY HUB
-  RELOCATE TENANTS
-  PROVIDE SERVICE YARD

DELIVERY AT GROUND



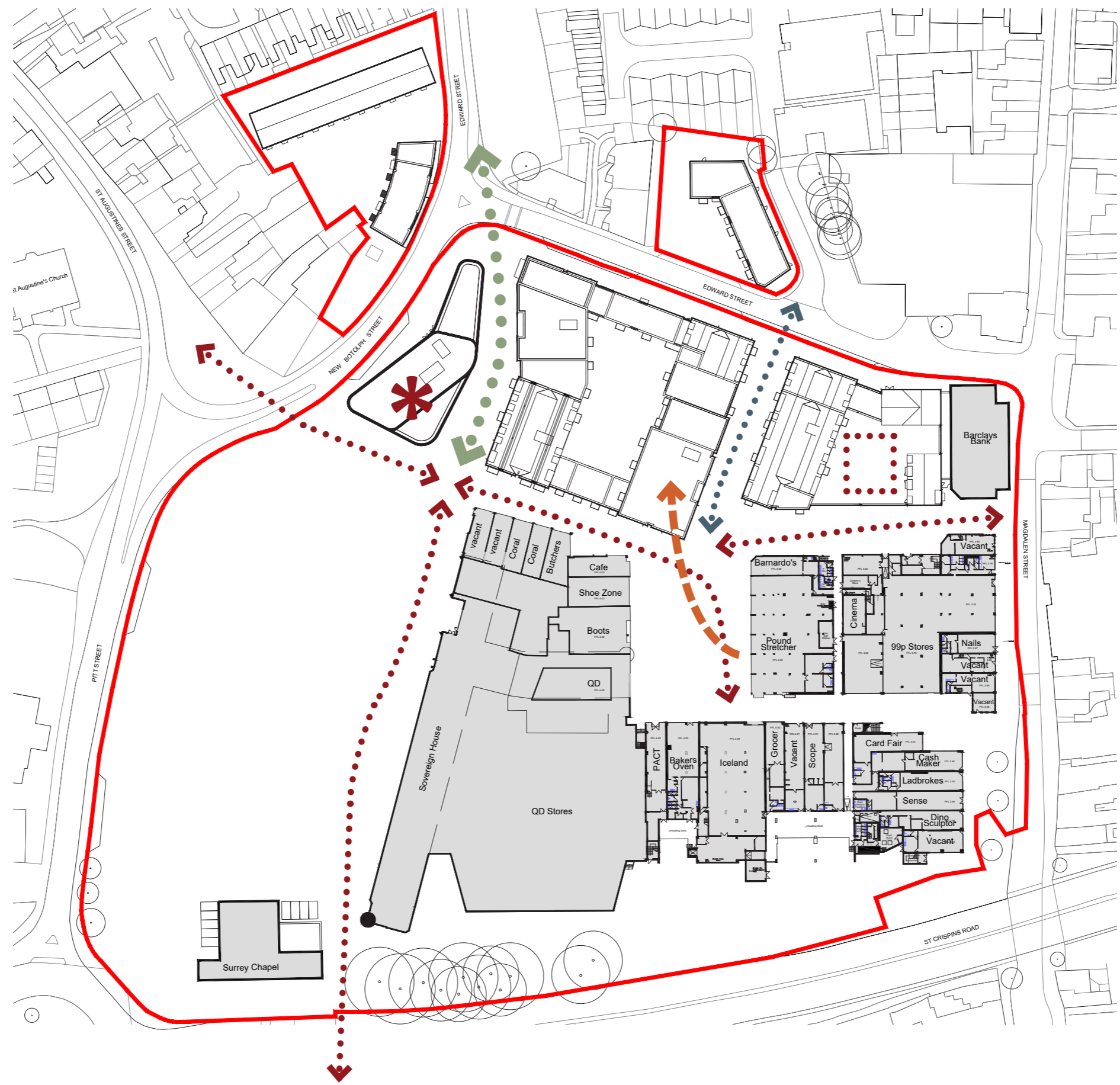
-  DELIVER THE COMMUNITY HUB
-  RELOCATE TENANTS
-  PROVIDE SERVICE YARD
-  TEMPORARY ROUTE





DELIVERY AT GROUND



-  DELIVER THE COMMUNITY HUB
-  RELOCATE TENANTS
-  PROVIDE SERVICE YARD
-  TEMPORARY ROUTE
-  FINISHED PRIMARY ROUTE

DELIVERY AT GROUND



-  DELIVER THE COMMUNITY HUB
-  RELOCATE TENANTS
-  PROVIDE SERVICE YARD
-  TEMPORARY ROUTE
-  FINISHED PRIMARY ROUTE
-  FINISHED SECONDARY ROUTE

PHASE 01 LANDSCAPING



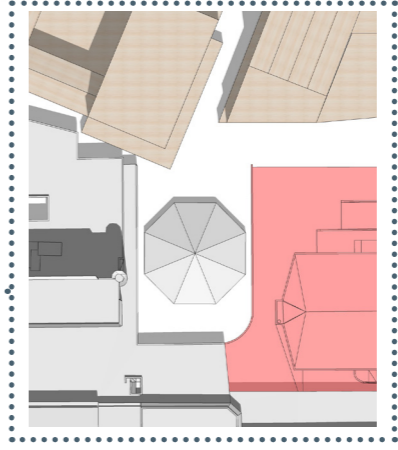
PHASE 02



PHASE 02_DEMOLISH



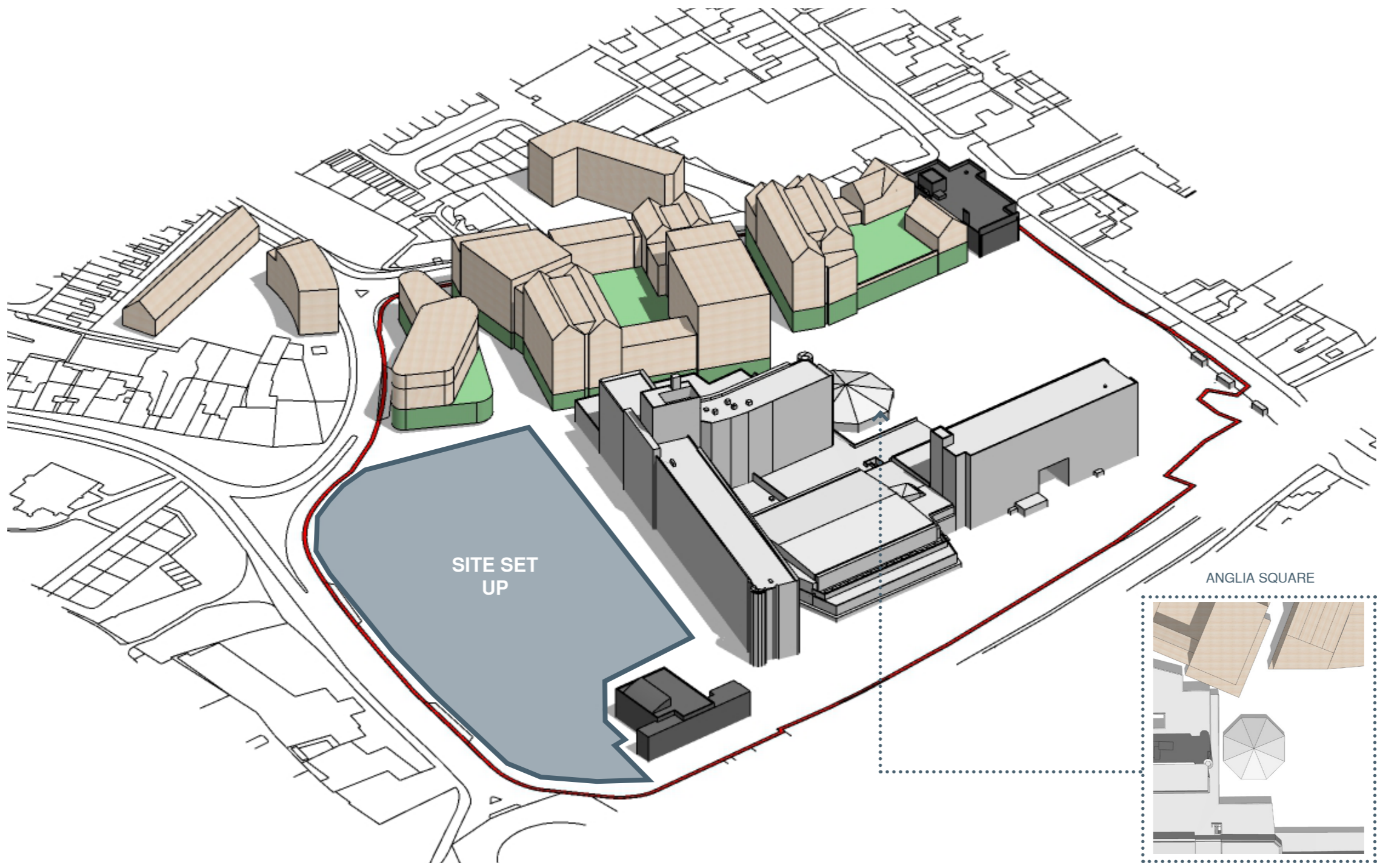
- **01a**
 DEMOLISH_CAR PARK /
 A1 / A2 / B1 UNITS
- **01b**
 BUILD_GROUND FLOOR
 BLOCKS A / B / C / D / M
- HOUSING INFRASTRUCTURE
 FUNDING DEADLINE 01
- **01c**
 BUILD_RESI
 BLOCKS A / B / C / D / M
- **02a**
 DEMOLISH_CINEMA /
 MAGDALEN STREET








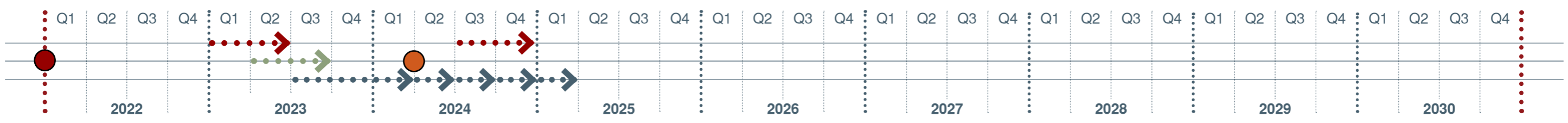
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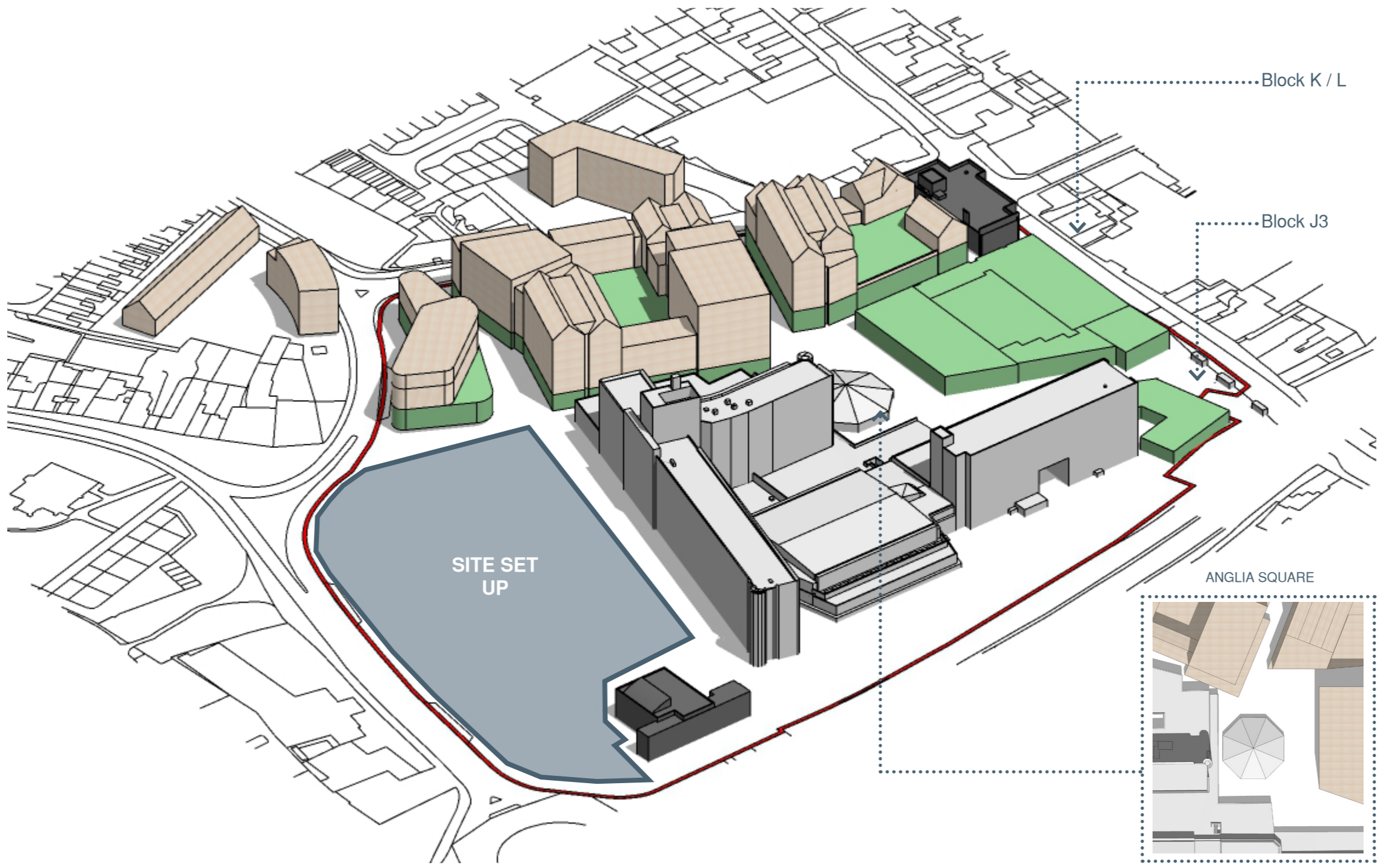
PHASE 02_CLEAR



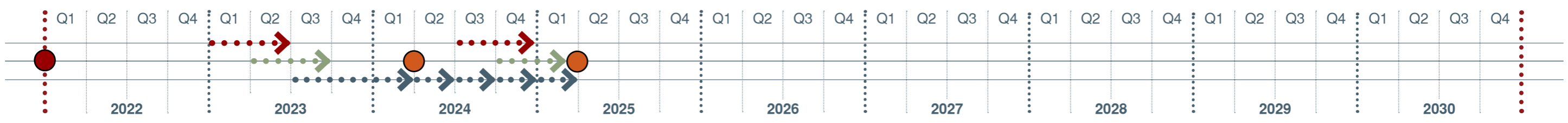
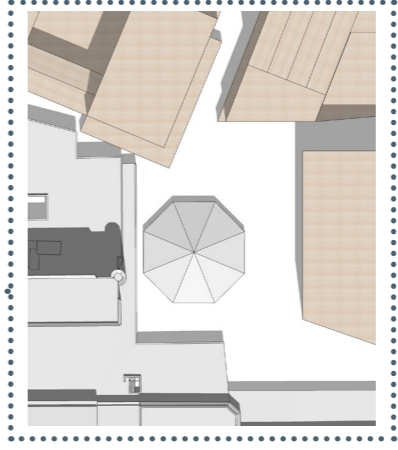
-  **01a**
DEMOLISH_CAR PARK /
A1 / A2 / B1 UNITS
-  **01b**
BUILD_GROUND FLOOR
BLOCKS A / B / C / D / M
-  HOUSING INFRASTRUCTURE
FUNDING DEADLINE 01
-  **01c**
BUILD_RESI
BLOCKS A / B / C / D / M
-  **02a**
DEMOLISH_CINEMA /
MAGDALEN STREET



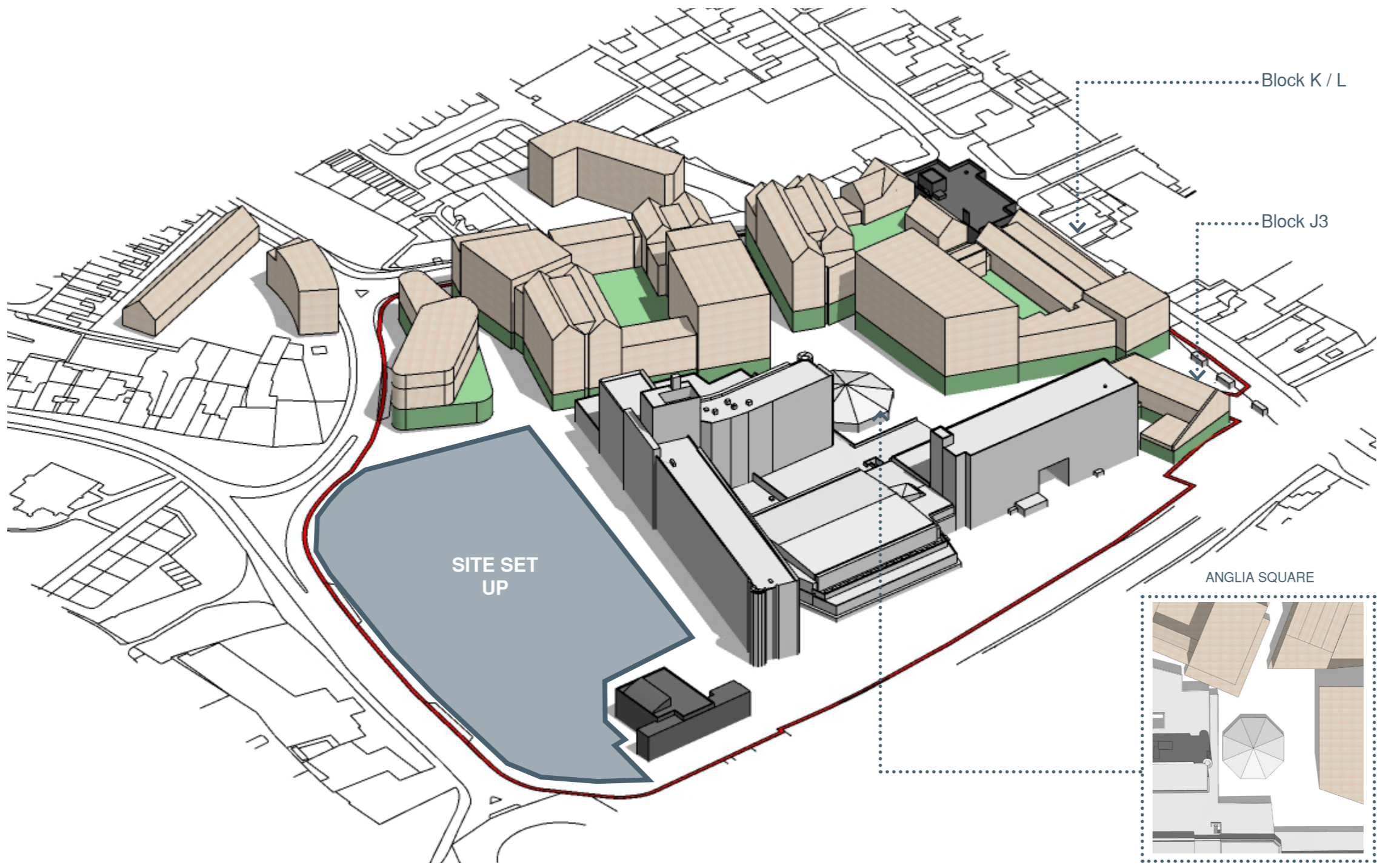
PHASE 02_BUILD GROUND



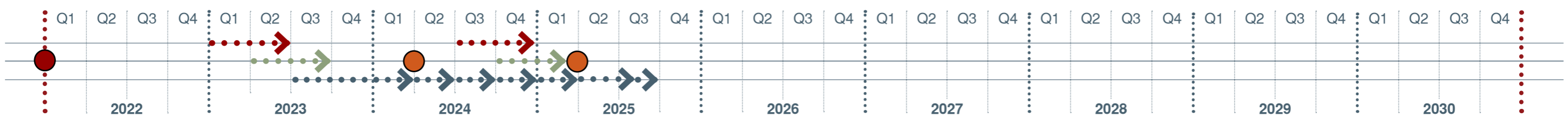
- **01a** DEMOLISH_CAR PARK / A1 / A2 / B1 UNITS
- **01b** BUILD_GROUND FLOOR BLOCKS A / B / C / D / M
- HOUSING INFRASTRUCTURE FUNDING DEADLINE 01
- **01c** BUILD_RESI BLOCKS A / B / C / D / M
- **02a** DEMOLISH_CINEMA / MAGDALEN STREET
- **02b** BUILD_GROUND FLOOR BLOCKS J3 / K / L
- HOUSING INFRASTRUCTURE FUNDING DEADLINE 02



PHASE 02_BUILD RESI

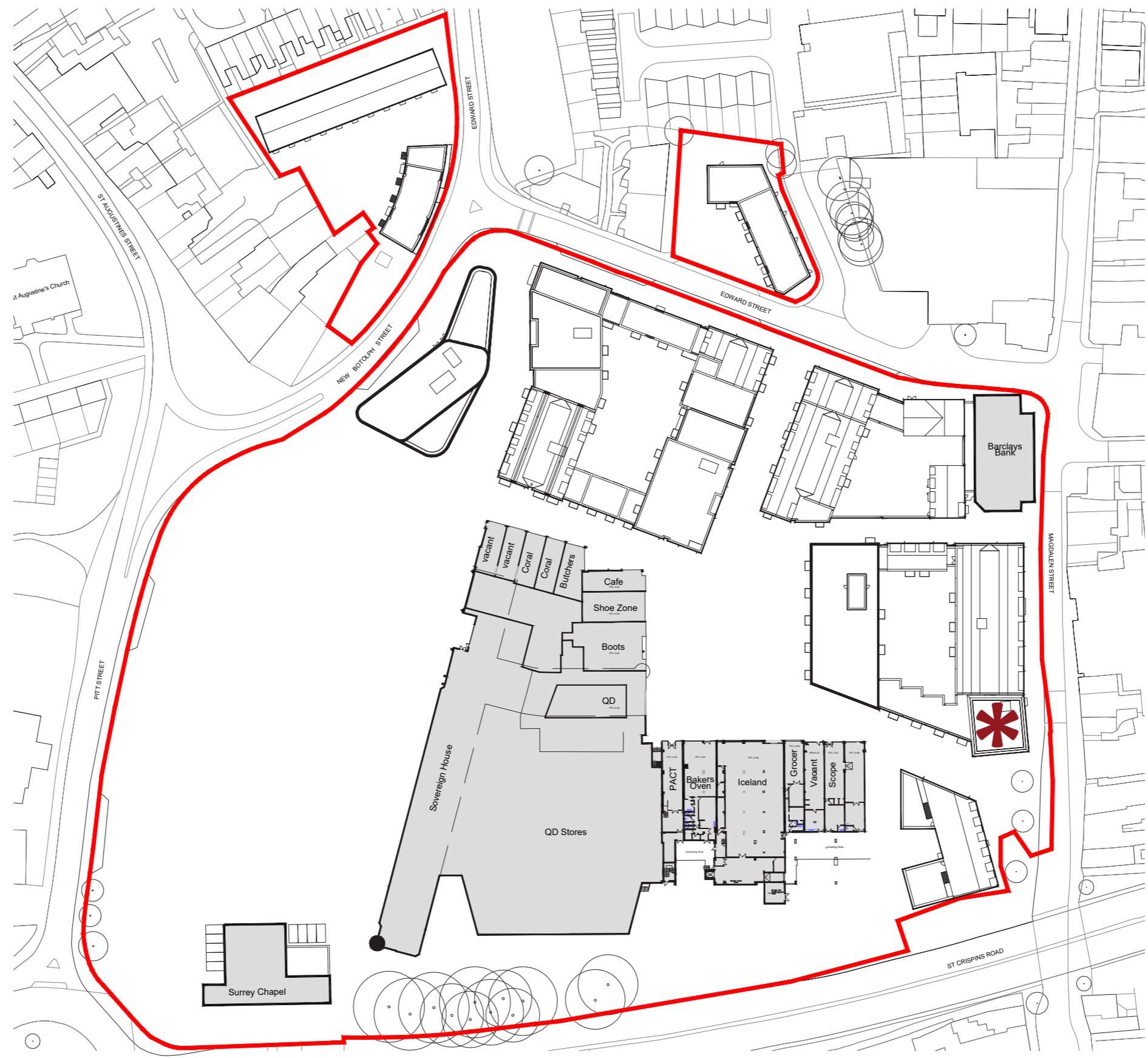


- ➤ **01a**
 DEMOLISH_CAR PARK /
 A1 / A2 / B1 UNITS
- ➤ **01b**
 BUILD_GROUND FLOOR
 BLOCKS A / B / C / D / M
- HOUSING INFRASTRUCTURE
 FUNDING DEADLINE 01
- ➤ **01c**
 BUILD_RESI
 BLOCKS A / B / C / D / M
- ➤ **02a**
 DEMOLISH_CINEMA /
 MAGDALEN STREET
- ➤ **02b**
 BUILD_GROUND FLOOR
 BLOCKS J3 / K / L
- HOUSING INFRASTRUCTURE
 FUNDING DEADLINE 02
- ➤ **02c**
 BUILD_RESI
 BLOCKS J3 / K / L




DELIVERY AT GROUND

* DELIVER STUMPS CROSS

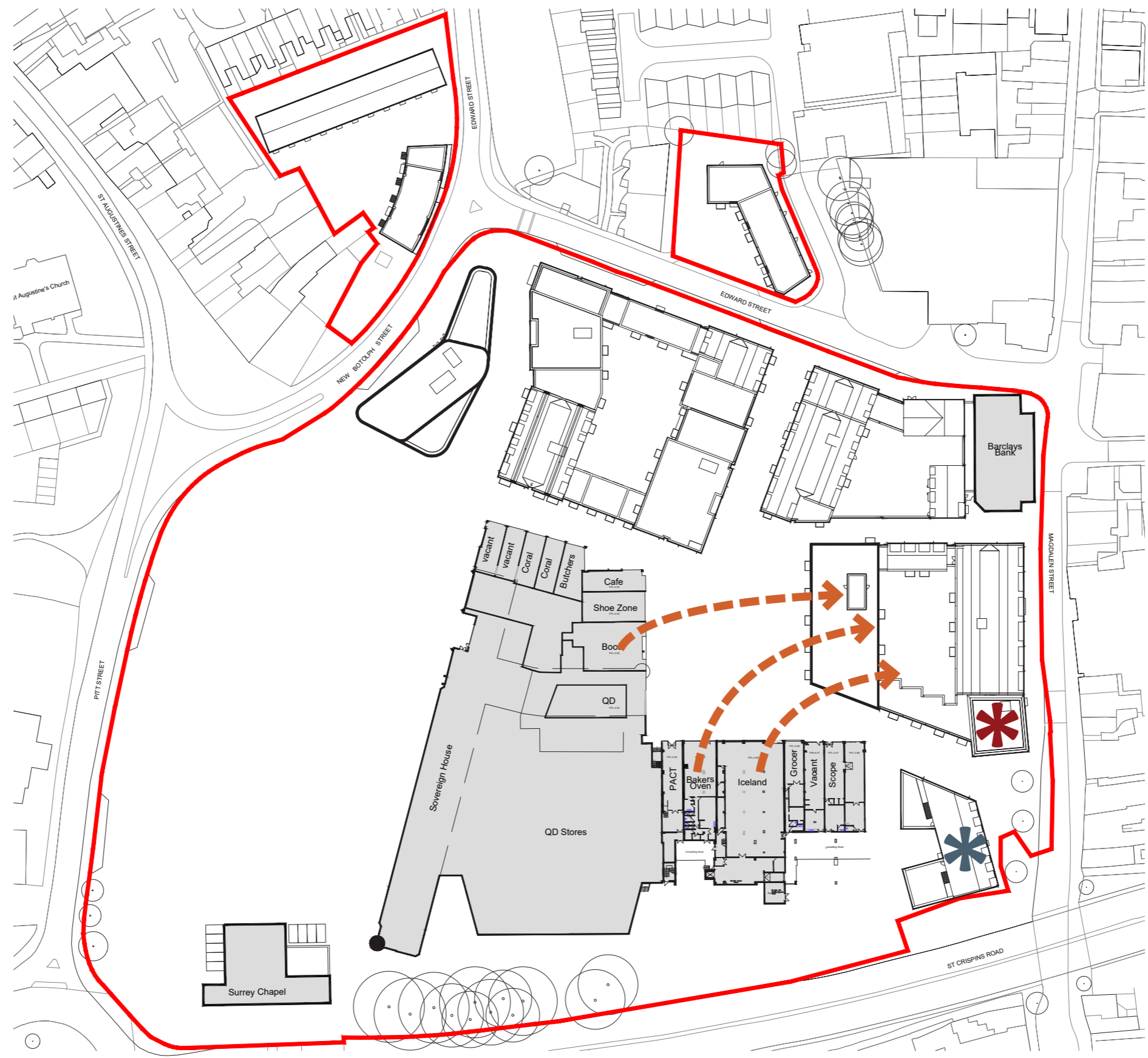


DELIVERY AT GROUND



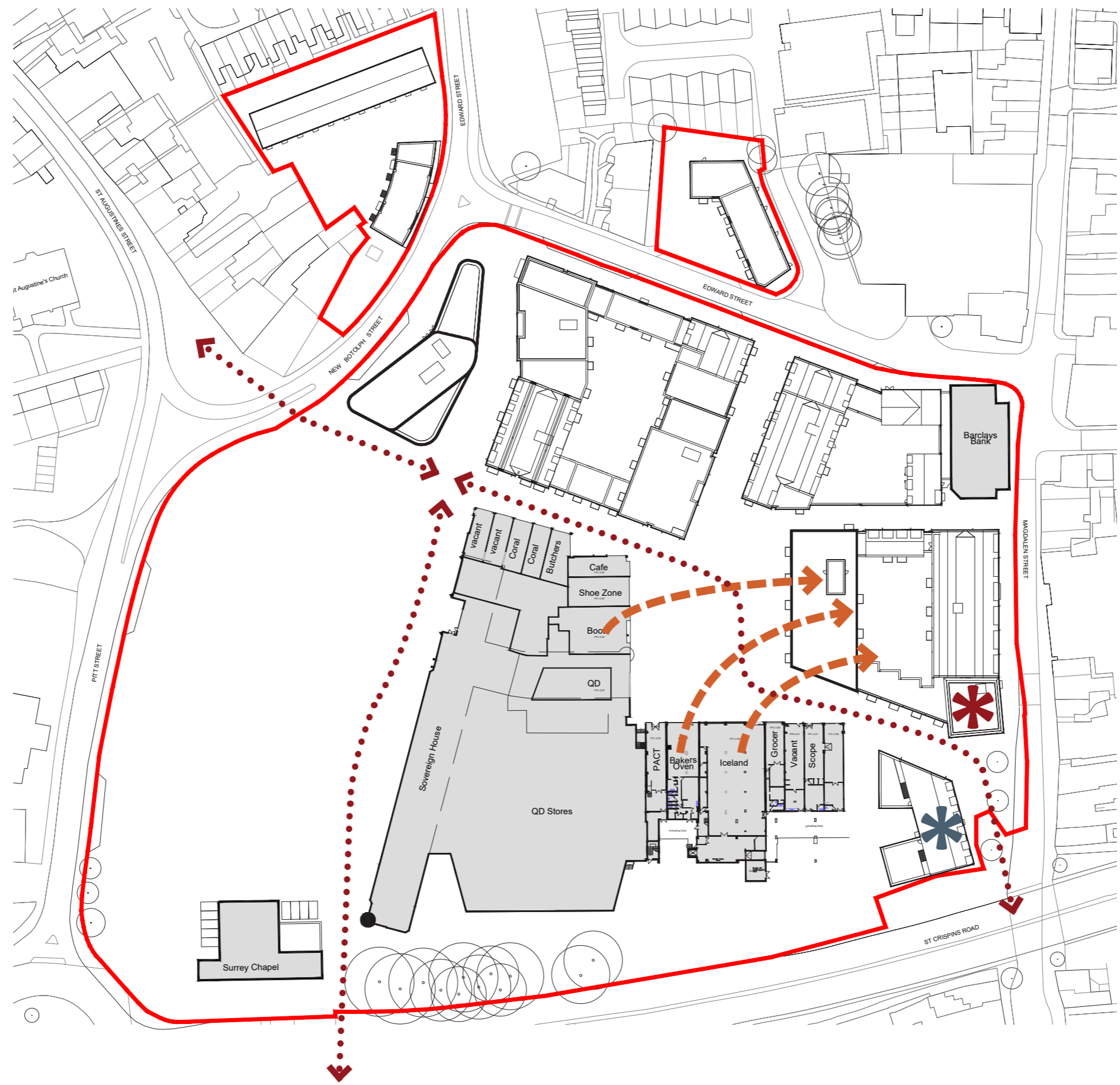
-  DELIVER STUMPS CROSS
-  DELIVER MOBILITY HUB FRONTAGE



DELIVERY AT GROUND



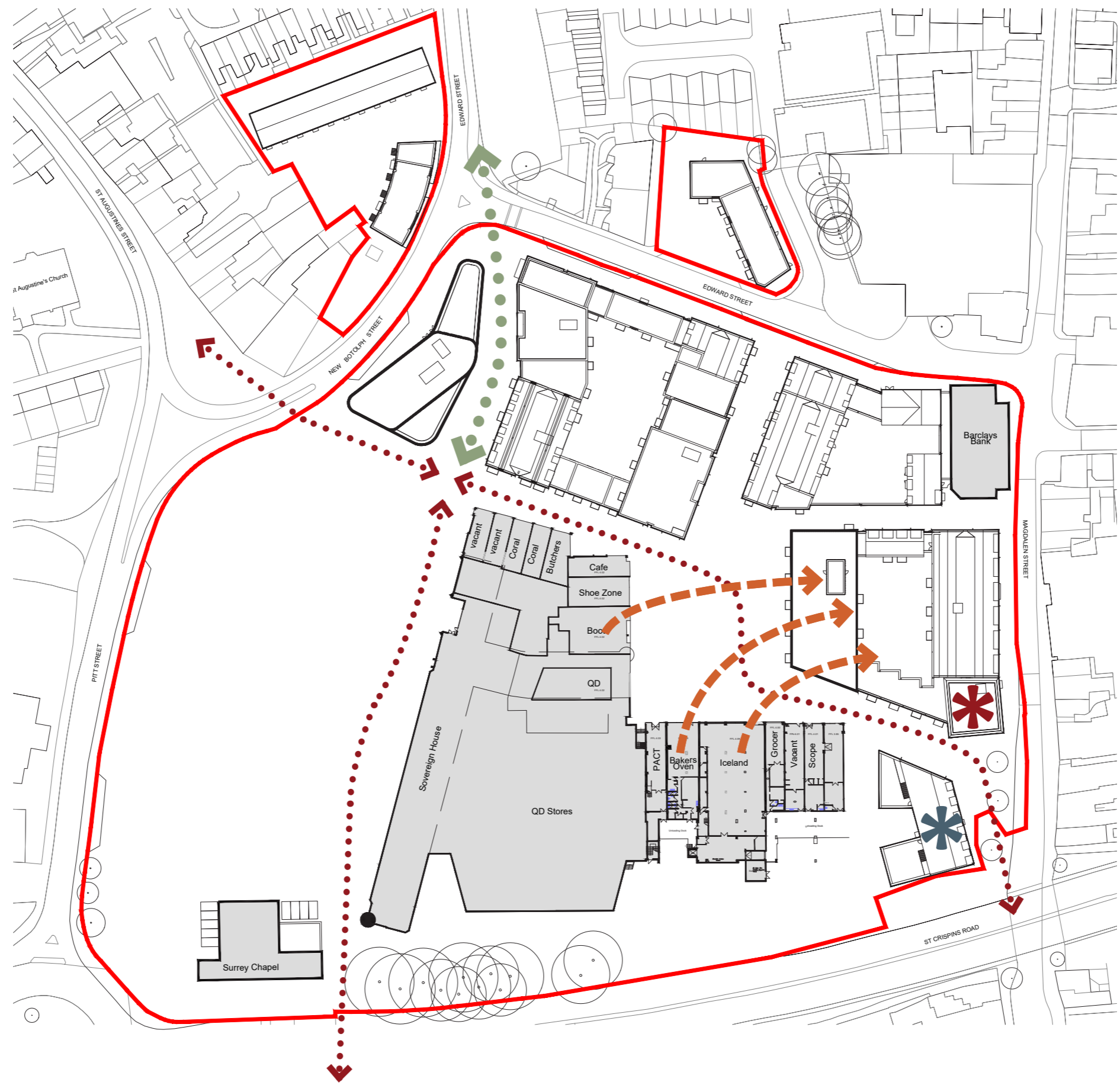
- * DELIVER STUMPS CROSS
- * DELIVER MOBILITY HUB FRONTAGE
- > RELOCATE TENANTS

DELIVERY AT GROUND



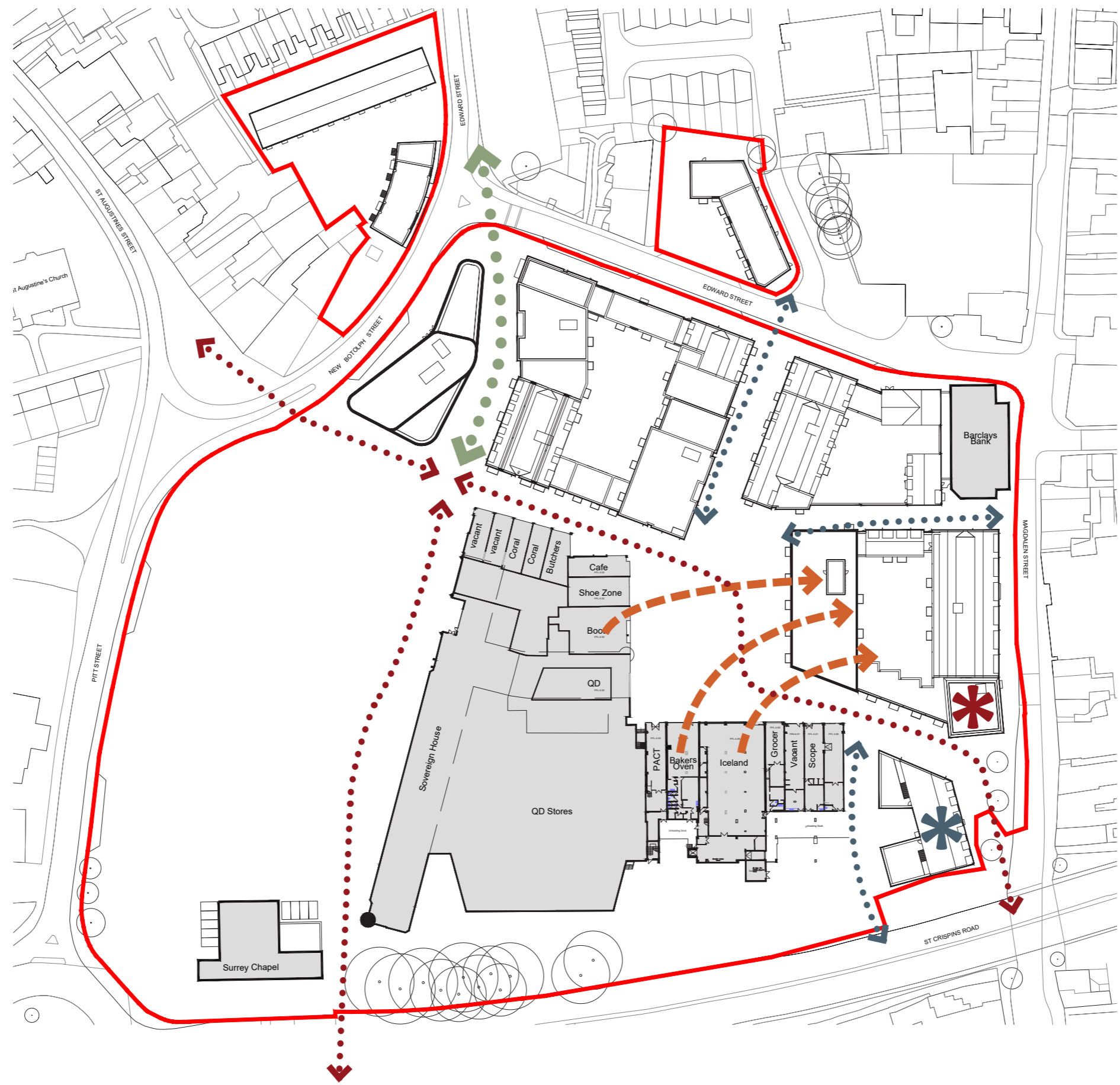
-  DELIVER STUMPS CROSS
-  DELIVER MOBILITY HUB FRONTAGE
-  RELOCATE TENANTS
-  TEMPORARY ROUTE

DELIVERY AT GROUND



-  DELIVER STUMPS CROSS
-  DELIVER MOBILITY HUB FRONTAGE
-  RELOCATE TENANTS
-  TEMPORARY ROUTE
-  FINISHED PRIMARY ROUTE

DELIVERY AT GROUND







- * DELIVER STUMPS CROSS
- * DELIVER MOBILITY HUB FRONTAGE
- - - RELOCATE TENANTS
- . . . TEMPORARY ROUTE
- . . . FINISHED PRIMARY ROUTE
- . . . FINISHED SECONDARY ROUTE

PHASE 02 LANDSCAPING



Key

	Demolish
	Construct
	Landscape_HIF
	Landscape_General

PHASE 03

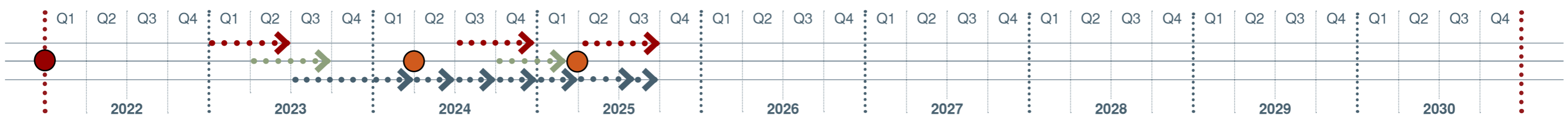


PHASE 03_DEMOLISH

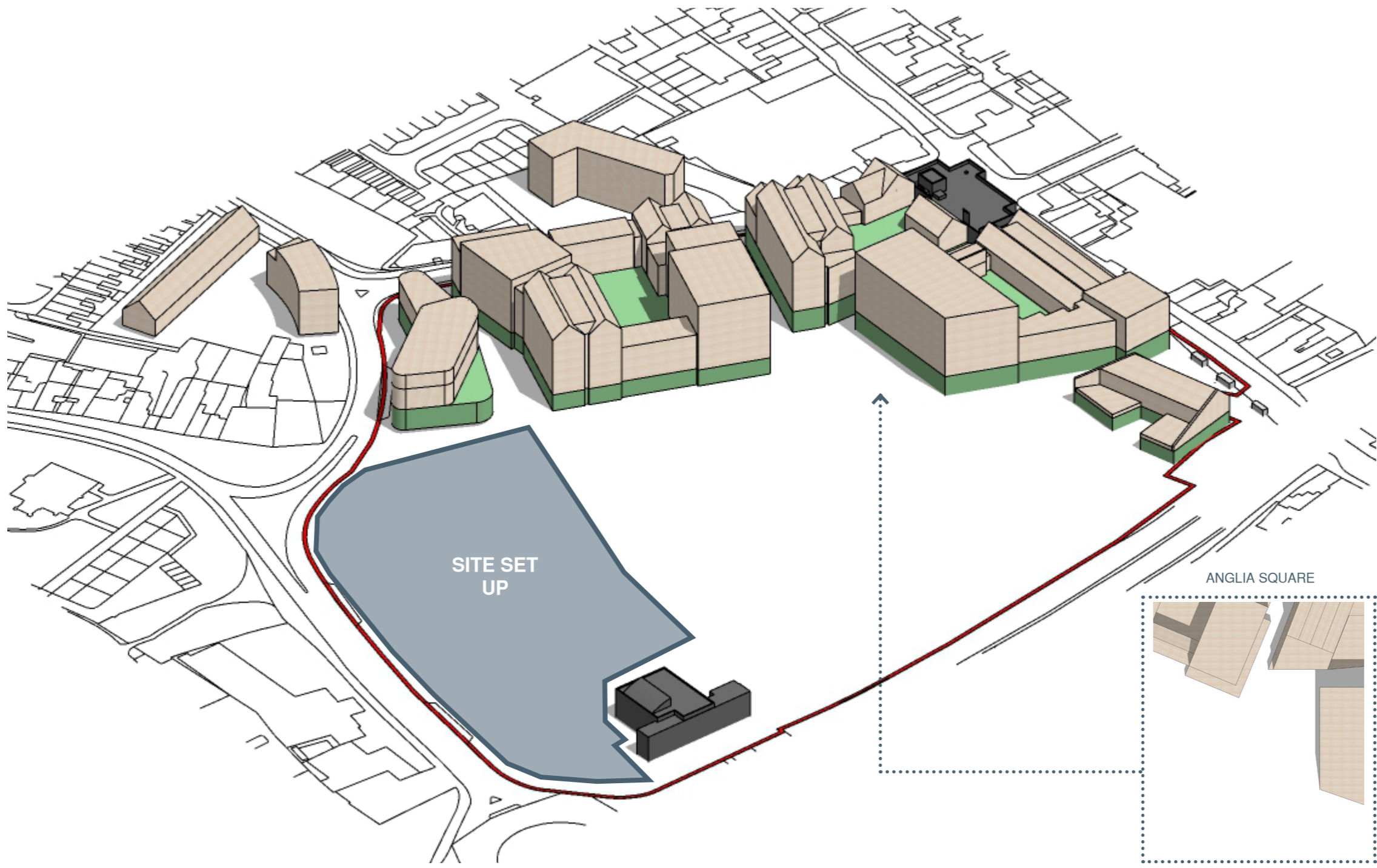


- **01a**
 DEMOLISH_CAR PARK / A1 / A2 / B1 UNITS
- **01b**
 BUILD_GROUND FLOOR BLOCKS A / B / C / D / M
- HOUSING INFRASTRUCTURE FUNDING DEADLINE 01
- **01c**
 BUILD_RESI BLOCKS A / B / C / D / M
- **02a**
 DEMOLISH_CINEMA / MAGDALEN STREET
- **02b**
 BUILD_GROUND FLOOR BLOCKS J3 / K / L
- HOUSING INFRASTRUCTURE FUNDING DEADLINE 02
- **02c**
 BUILD_RESI BLOCKS J3 / K / L
- **03a**
 DEMOLISH_SOVEREIGN HOUSE

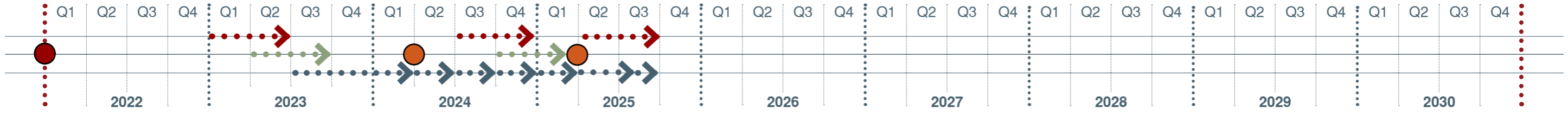
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PHASE 03_CLEAR



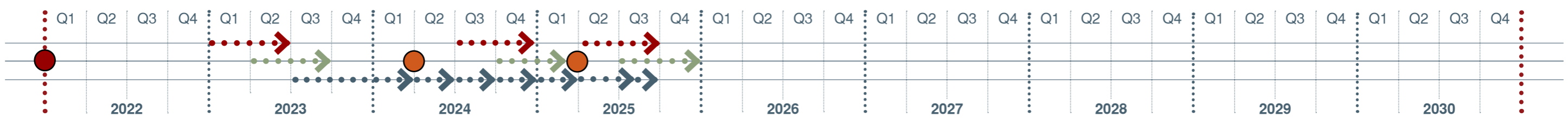
- **01a** DEMOLISH_CAR PARK / A1 / A2 / B1 UNITS
- **01b** BUILD_GROUND FLOOR BLOCKS A / B / C / D / M
- HOUSING INFRASTRUCTURE FUNDING DEADLINE 01
- **01c** BUILD_RESI BLOCKS A / B / C / D / M
- **02a** DEMOLISH_CINEMA / MAGDALEN STREET
- **02b** BUILD_GROUND FLOOR BLOCKS J3 / K / L
- HOUSING INFRASTRUCTURE FUNDING DEADLINE 02
- **02c** BUILD_RESI BLOCKS J3 / K / L
- **03a** DEMOLISH_SOVEREIGN HOUSE



PHASE 03_BUILD GROUND



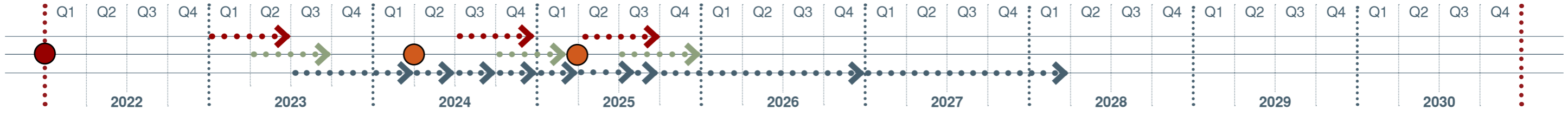
- **01a**
 DEMOLISH_CAR PARK / A1 / A2 / B1 UNITS
- **01b**
 BUILD_GROUND FLOOR BLOCKS A / B / C / D / M
- HOUSING INFRASTRUCTURE FUNDING DEADLINE 01
- **01c**
 BUILD_RESI BLOCKS A / B / C / D / M
- **02a**
 DEMOLISH_CINEMA / MAGDALEN STREET
- **02b**
 BUILD_GROUND FLOOR BLOCKS J3 / K / L
- HOUSING INFRASTRUCTURE FUNDING DEADLINE 02
- **02c**
 BUILD_RESI BLOCKS J3 / K / L
- **03a**
 DEMOLISH_SOVEREIGN HOUSE
- **03b**
 BUILD_GROUND FLOOR BLOCKS G / H / J



PHASE 03_BUILD RESI



- **01a**
DEMOLISH_CAR PARK / A1 / A2 / B1 UNITS
- **01b**
BUILD_GROUND FLOOR BLOCKS A / B / C / D / M
- HOUSING INFRASTRUCTURE FUNDING DEADLINE 01
- **01c**
BUILD_RESI BLOCKS A / B / C / D / M
- **02a**
DEMOLISH_CINEMA / MAGDALEN STREET
- **02b**
BUILD_GROUND FLOOR BLOCKS J3 / K / L
- HOUSING INFRASTRUCTURE FUNDING DEADLINE 02
- **02c**
BUILD_RESI BLOCKS J3 / K / L
- **03a**
DEMOLISH_SOVEREIGN HOUSE
- **03b**
BUILD_GROUND FLOOR BLOCKS G / H / J
- **03b**
BUILD_RESI BLOCKS G / H / J



DELIVERY AT GROUND

* COMPLETE FRONTAGES



DELIVERY AT GROUND






* COMPLETE FRONTAGES

□ COMPLETE THE SQUARE

DELIVERY AT GROUND



-  COMPLETE FRONTAGES
-  COMPLETE THE SQUARE
-  DELIVER ADDITIONAL SERVICING

DELIVERY AT GROUND



- * COMPLETE FRONTAGES
- ◻ COMPLETE THE SQUARE
- * DELIVER ADDITIONAL SERVICING
- * COMPLETE CHERRY TREE LANE

DELIVERY AT GROUND



- * COMPLETE FRONTAGES
- ◻ COMPLETE THE SQUARE
- * DELIVER ADDITIONAL SERVICING
- * COMPLETE CHERRY TREE LANE
- ➔ TEMPORARY ROUTE

DELIVERY AT GROUND



- * COMPLETE FRONTAGES
- ◻ COMPLETE THE SQUARE
- * DELIVER ADDITIONAL SERVICING
- * COMPLETE CHERRY TREE LANE
- TEMPORARY ROUTE
- FINISHED PRIMARY ROUTE

DELIVERY AT GROUND







- * COMPLETE FRONTAGES
- ◻ COMPLETE THE SQUARE
- * DELIVER ADDITIONAL SERVICING
- * COMPLETE CHERRY TREE LANE
- ➔ TEMPORARY ROUTE
- ➔ FINISHED PRIMARY ROUTE
- ➔ FINISHED SECONDARY ROUTE

PHASE 03 LANDSCAPING



Key













	Demolish
	Construct
	Landscape_HIF
	Landscape_General

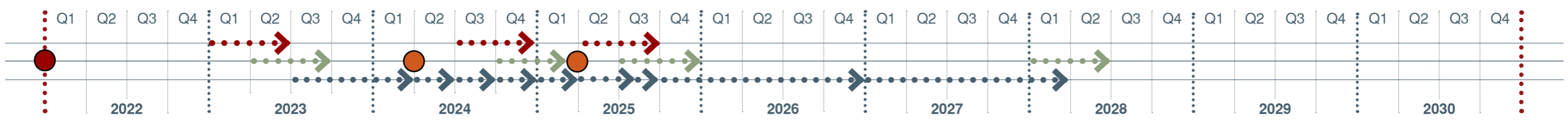
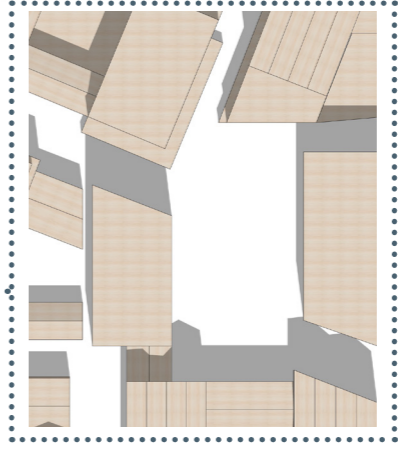
PHASE 04



PHASE 03_BUILD GROUND



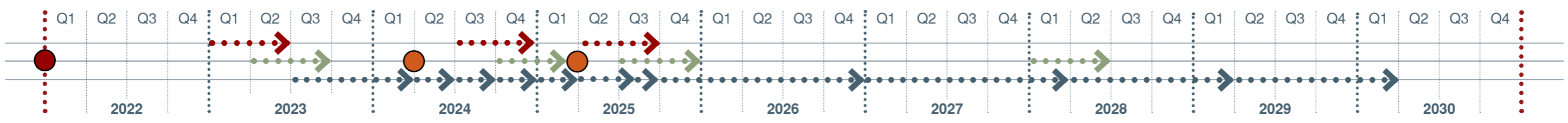
-  **01a** DEMOLISH_CAR PARK / A1 / A2 / B1 UNITS
-  **01b** BUILD_GROUND FLOOR BLOCKS A / B / C / D / M
-  HOUSING INFRASTRUCTURE FUNDING DEADLINE 01
-  **01c** BUILD_RESI BLOCKS A / B / C / D / M
-  **02a** DEMOLISH_CINEMA / MAGDALEN STREET
-  **02b** BUILD_GROUND FLOOR BLOCKS J3 / K / L
-  HOUSING INFRASTRUCTURE FUNDING DEADLINE 02
-  **02c** BUILD_RESI BLOCKS J3 / K / L
-  **03a** DEMOLISH_SOVEREIGN HOUSE
-  **03b** BUILD_GROUND FLOOR BLOCKS G / H / J
-  **03b** BUILD_RESI BLOCKS G / H / J
-  **04a** BUILD_GROUND FLOOR BLOCKS E / F



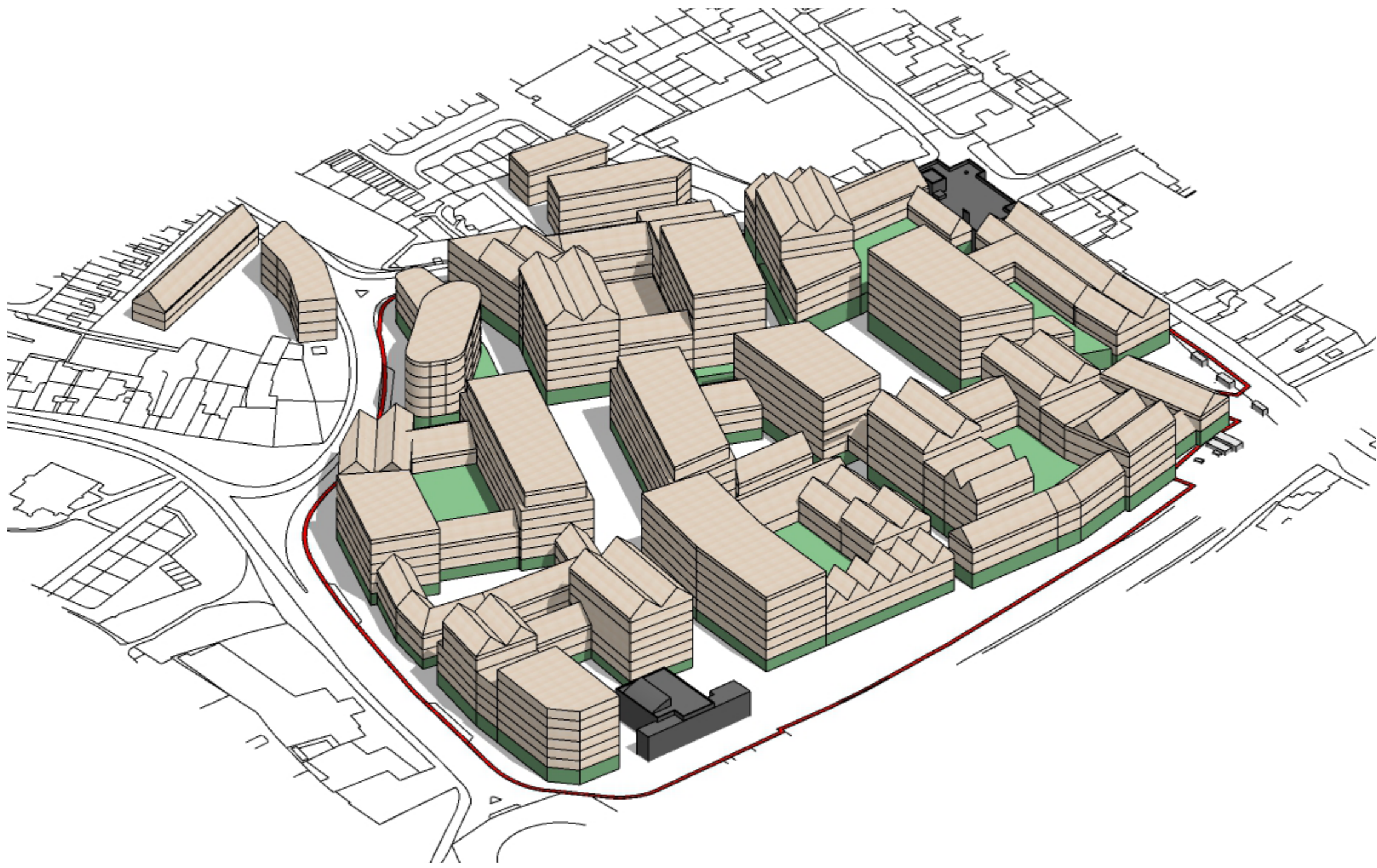
PHASE 03_BUILD RESI

















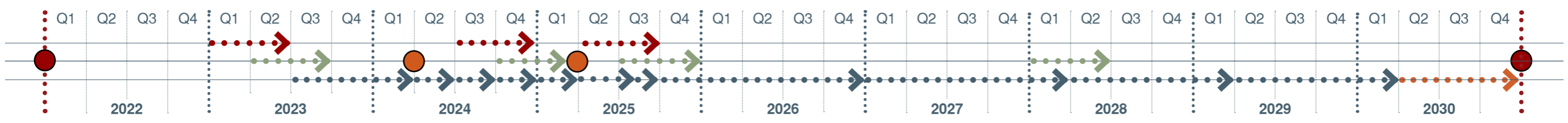
- 01a DEMOLISH_CAR PARK / A1 / A2 / B1 UNITS
- 01b BUILD_GROUND FLOOR BLOCKS A / B / C / D / M
- HOUSING INFRASTRUCTURE FUNDING DEADLINE 01
- 01c BUILD_RESI BLOCKS A / B / C / D / M
- 02a DEMOLISH_CINEMA / MAGDALEN STREET
- 02b BUILD_GROUND FLOOR BLOCKS J3 / K / L
- HOUSING INFRASTRUCTURE FUNDING DEADLINE 02
- 02c BUILD_RESI BLOCKS J3 / K / L
- 03a DEMOLISH_SOVEREIGN HOUSE
- 03b BUILD_GROUND FLOOR BLOCKS G / H / J
- 03b BUILD_RESI BLOCKS G / H / J
- 04a BUILD_GROUND FLOOR BLOCKS E / F
- 04b BUILD_RESI BLOCKS E / F



COMPLETION



-  **01a**
DEMOLISH_CAR PARK /
A1 / A2 / B1 UNITS
-  **01b**
BUILD_GROUND FLOOR
BLOCKS A / B / C / D / M
-  HOUSING INFRASTRUCTURE
FUNDING DEADLINE 01
-  **01c**
BUILD_RESI
BLOCKS A / B / C / D / M
-  **02a**
DEMOLISH_CINEMA /
MAGDALEN STREET
-  **02b**
BUILD_GROUND FLOOR
BLOCKS J3 / K / L
-  HOUSING INFRASTRUCTURE
FUNDING DEADLINE 02
-  **02c**
BUILD_RESI
BLOCKS J3 / K / L
-  **03a**
DEMOLISH_SOVEREIGN
HOUSE
-  **03b**
BUILD_GROUND FLOOR
BLOCKS G / H / J
-  **03b**
BUILD_RESI
BLOCKS G / H / J
-  **04a**
BUILD_GROUND FLOOR
BLOCKS E / F
-  **04b**
BUILD_RESI
BLOCKS E / F
-  **PRACTICAL COMPLETION**



DELIVERY AT GROUND



* COMPLETE FRONTAGES TO ST GEORGES STREET

DELIVERY AT GROUND



- * COMPLETE FRONTAGES TO ST GEORGES STREET
- COMPLETE ST GEORGES STREET

DELIVERY AT GROUND



- * COMPLETE FRONTS TO ST GEORGES STREET
- ◻ COMPLETE THE SQUARE
- FINISHED PRIMARY ROUTE

DELIVERY AT GROUND



- * COMPLETE FRONTAGES TO ST GEORGES STREET
- ◻ COMPLETE THE SQUARE
- FINISHED PRIMARY ROUTE
- FINISHED SECONDARY ROUTE

DELIVERY AT GROUND



- * COMPLETE FRONTAGES TO ST GEORGES STREET
- ◻ COMPLETE THE SQUARE
- FINISHED PRIMARY ROUTE
- FINISHED SECONDARY ROUTE
- * COMPLETE FRONTAGES TO PITT STREET

PHASE 04 LANDSCAPING



Key

	Demolish
	Construct
	Landscape_HIF
	Landscape_General